

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Palma de la Reina, L14372, Log No. 03-13-001

February 6, 2009

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
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NO
☐

NOT APPLICABLE/EXEMPT
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Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The project will obtain its water supply from the Olivenhain Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

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| The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/> |
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| The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/> |
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| The Steep Slope section (Section 86.604(e))? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/> |
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| The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/> |
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| The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/> |
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Discussion:

Grading Permits are not subject to the Resource Protection Ordinance

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

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| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE <input type="checkbox"/> |
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Discussion:

The Storm Water Management Plan (SWMP) for this project is complete and in compliance with the Watershed Protection Ordinance (WPO).

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

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| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE <input type="checkbox"/> |
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Discussion:

Staff has examined the revised Acoustical Analysis Report by Eilar and Associates dated February 15, 2005, for the Palma de la Reina project. Staff has reviewed the Report and considers it to be complete. The project is will be subject to significant levels of traffic noise from Via de la Valle but these levels can be reduced to an acceptable level with 6 foot tall sound attenuation barriers (figure 6). The on-site equipment as specified in the acoustical study demonstrated the project complies with the County Noise Ordinance (Sections 36.404 and 36.410). At this time, the interior analysis would

not be considered (Residential Buildings 1 and 2), since a review of the final building plans are required for the review of interior CNEL conditions prior to the issuance of building permits. Direct and cumulative traffic noise impacts to existing off-site noise sensitive areas are less than significant for this project (< dBA CNEL)